CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2010

New Home Market

Ottawa CMA Apartment Starts Lead the Way in August

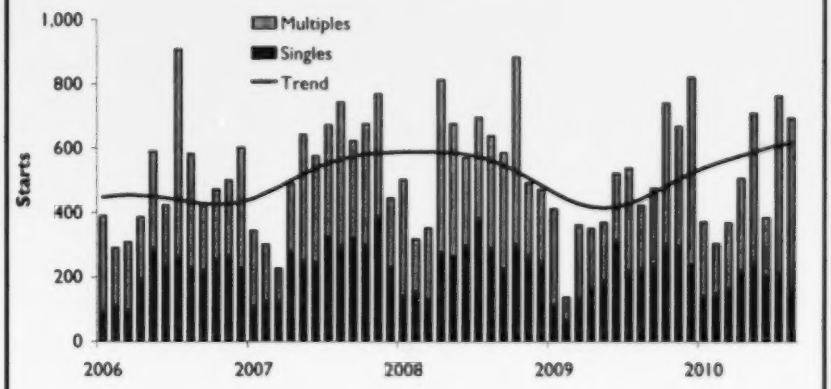
Total housing starts in the Ottawa Census Metropolitan Area (CMA) reached 695 units in August, representing a 65 per cent increase from the same period one year ago.

Although single dwellings edged lower, it was more than off-set by activity in the apartment segment, particularly in condominium housing starts. Year-to-date apartment starts have reached one of their highest levels in over a decade, helping sustain housing starts activity in the region.

Overall employment in the Ottawa area continues to grow at a steady pace. As well, high average income levels coupled with low mortgage rates continues to stimulate demand

Figure 1

Ottawa Housing Starts



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 **New Home Market**
Ottawa CMA Apartment Starts Lead the Way in August

3 **Maps**

9 **Tables**

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation

Canada

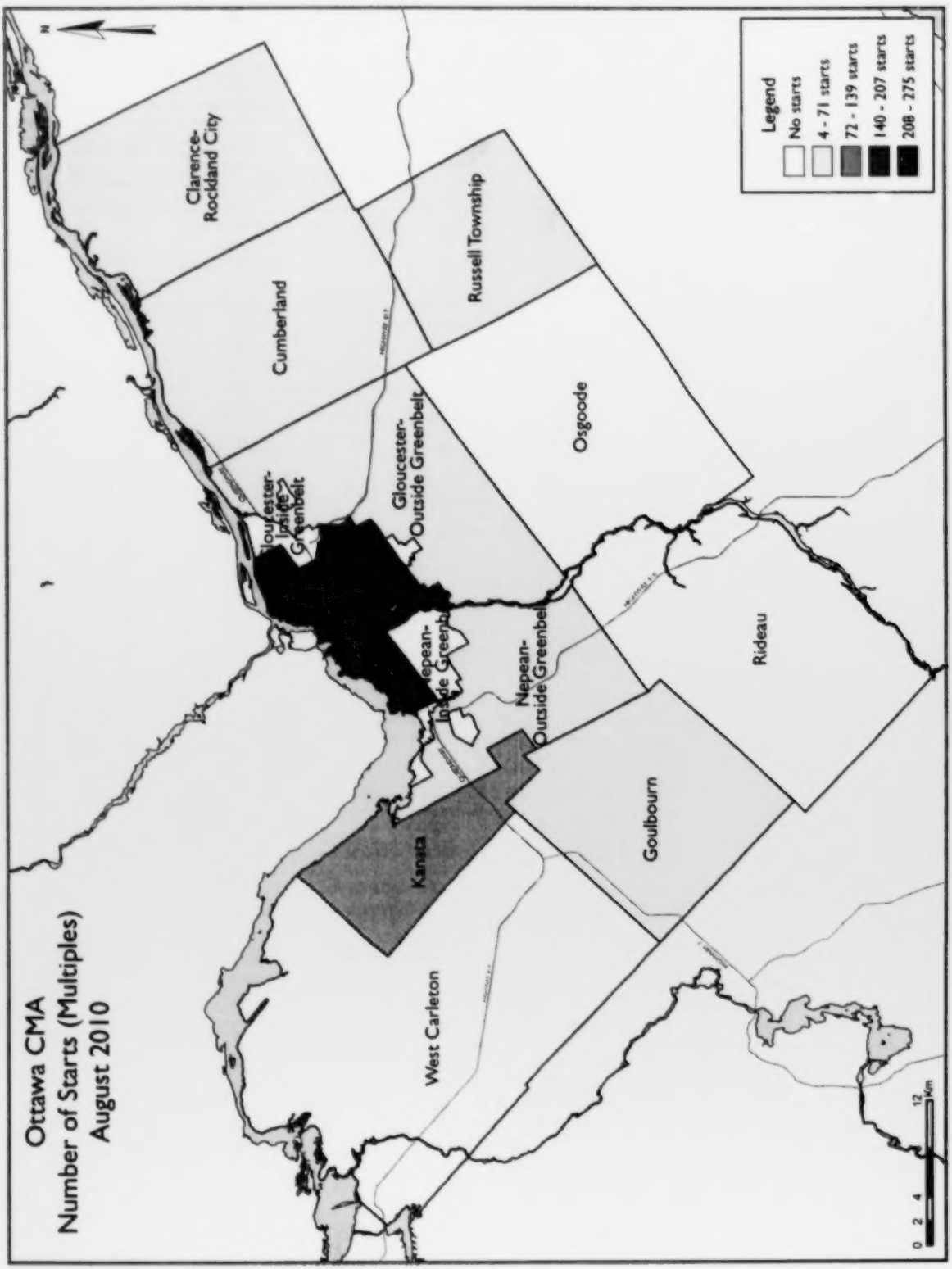
Housing market intelligence you can count on

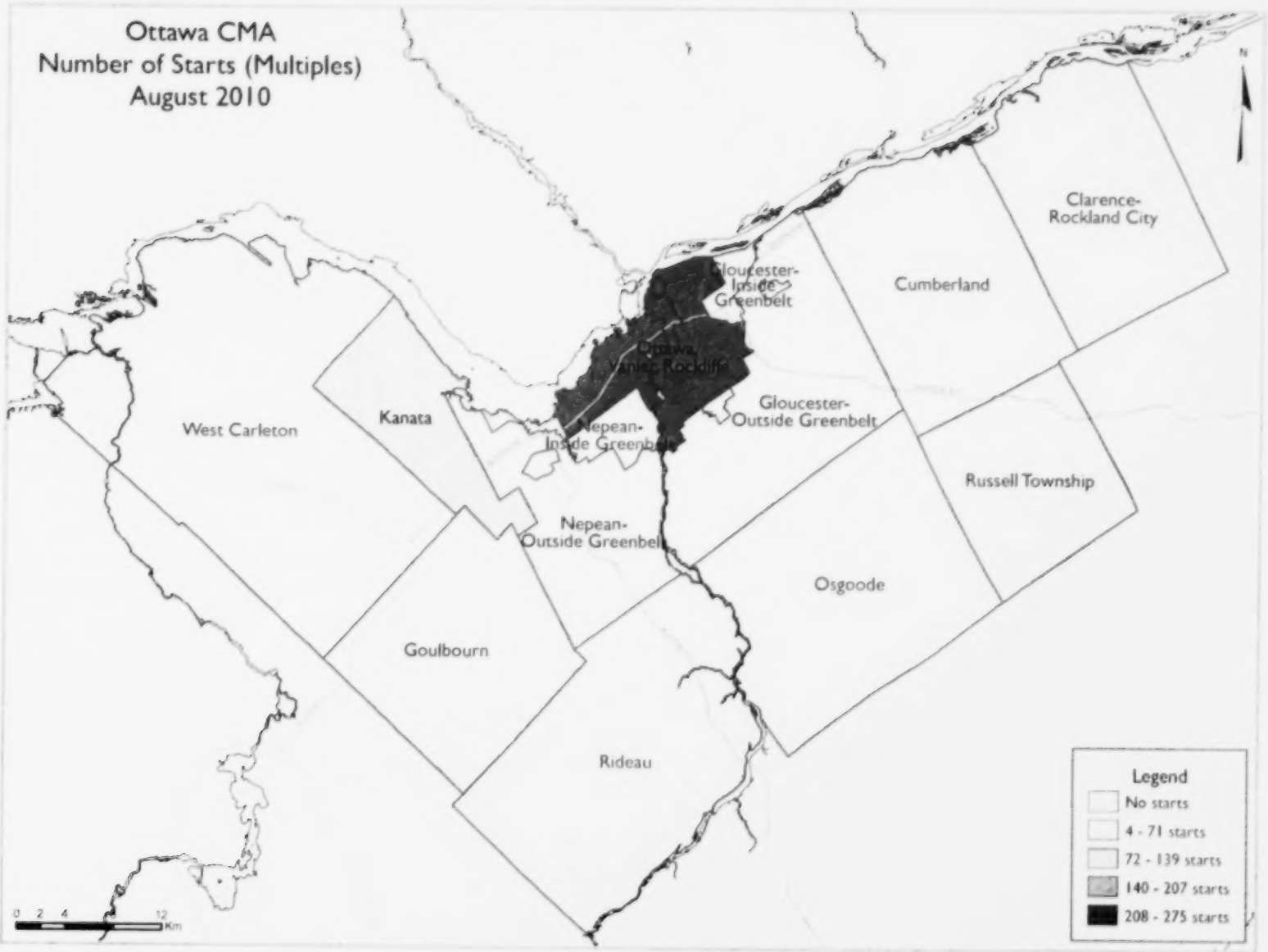
CMHC SCHL
HOME TO CANADIANS

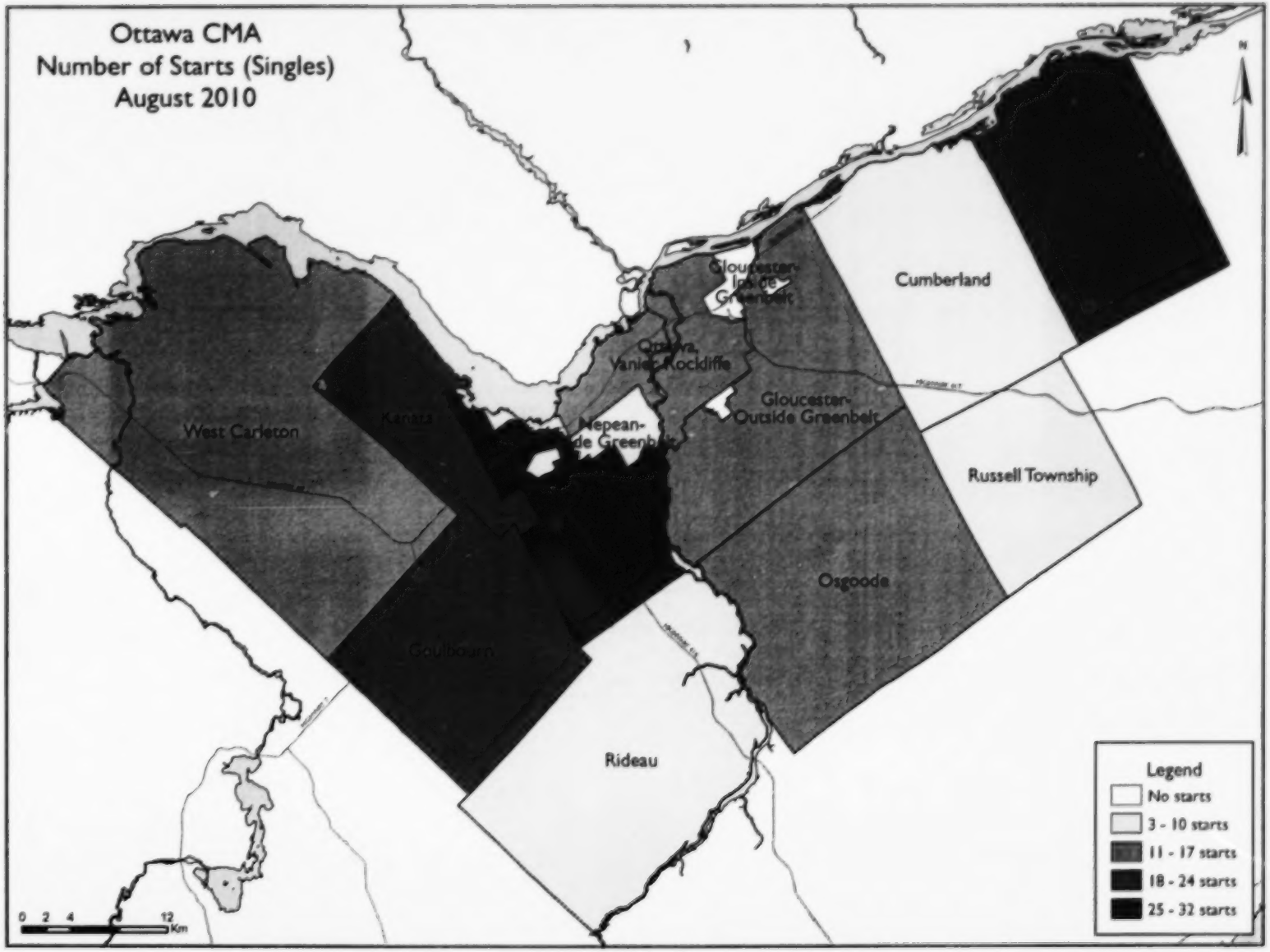
for new homes, particularly in the multi-family segment, which are generally more affordable than single family homes.

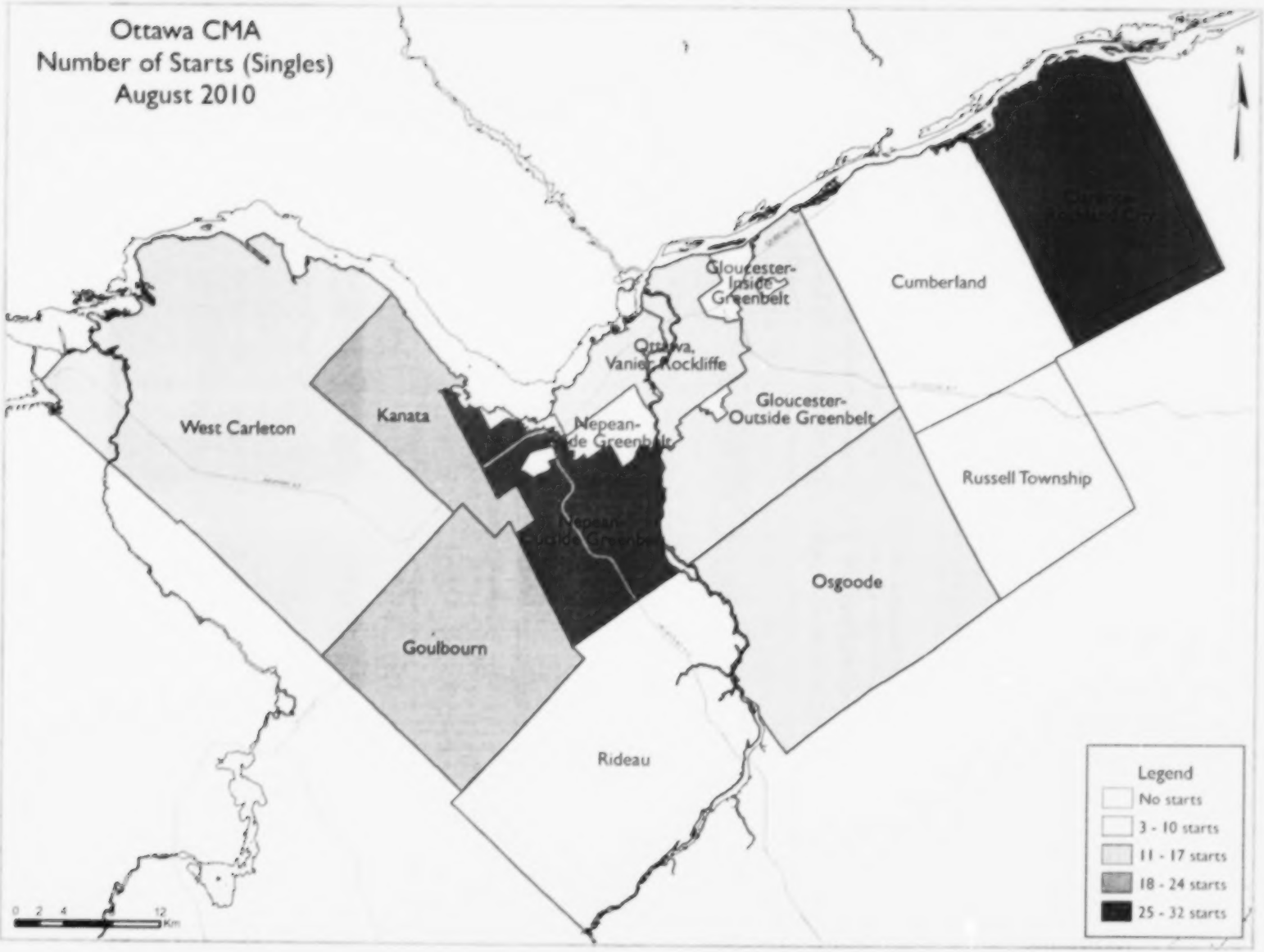
Multiple unit starts continued to advance in the Old City of Ottawa. Ninety-six per cent were apartment starts, a similar trend from the previous month. Goulbourn, Osgoode and Rideau Township mirrored the trend from one year ago, where single-family dwellings were predominant. The majority of Cumberland, Kanata, Nepean, and Gloucester's new home activity was primarily in the multiples' segment. Cumberland and Gloucester shifted more towards townhomes relative to last year at this time, while Kanata and Nepean had a similar shift, however, in addition to townhome activity, they also had 30 and 12 apartment starts respectively.

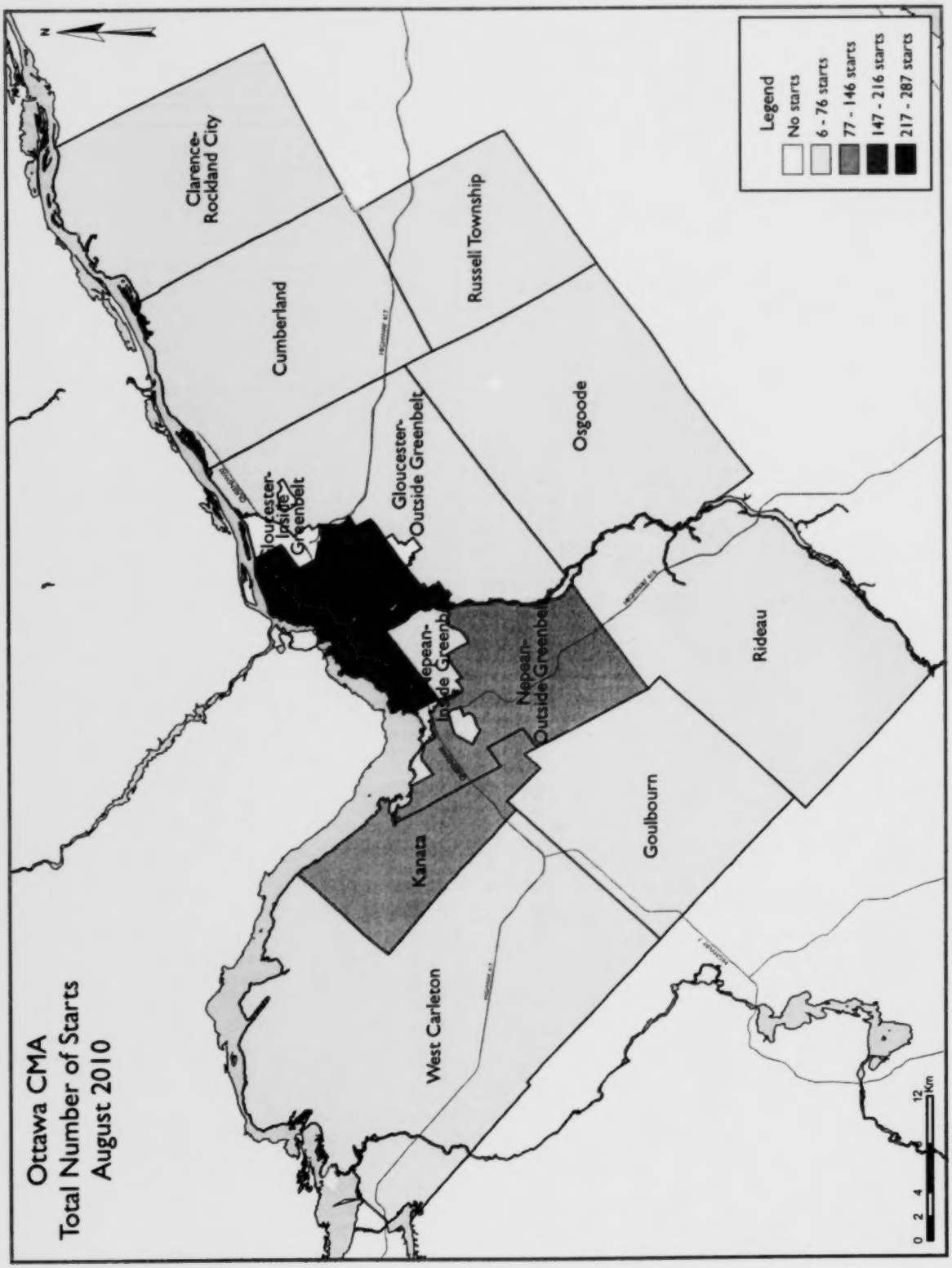
For the first time this year, housing starts from January to August have outpaced last year's year-to-date starts in all sub-markets. The Old City of Ottawa has shown the most resilience due mainly to condominium activity. Goulbourn continues to be the leader, up 103 per cent compared to the same period last year. Osgoode, Rideau Township and the the combined areas of West Carleton, Clarence-Rockland and Russell continue to be very active, with single homes leading the way. Kanata, with increased townhome activity has also shown well, while Nepean, Gloucester and Cumberland are up 21, 16 and 9 per cent respectively.

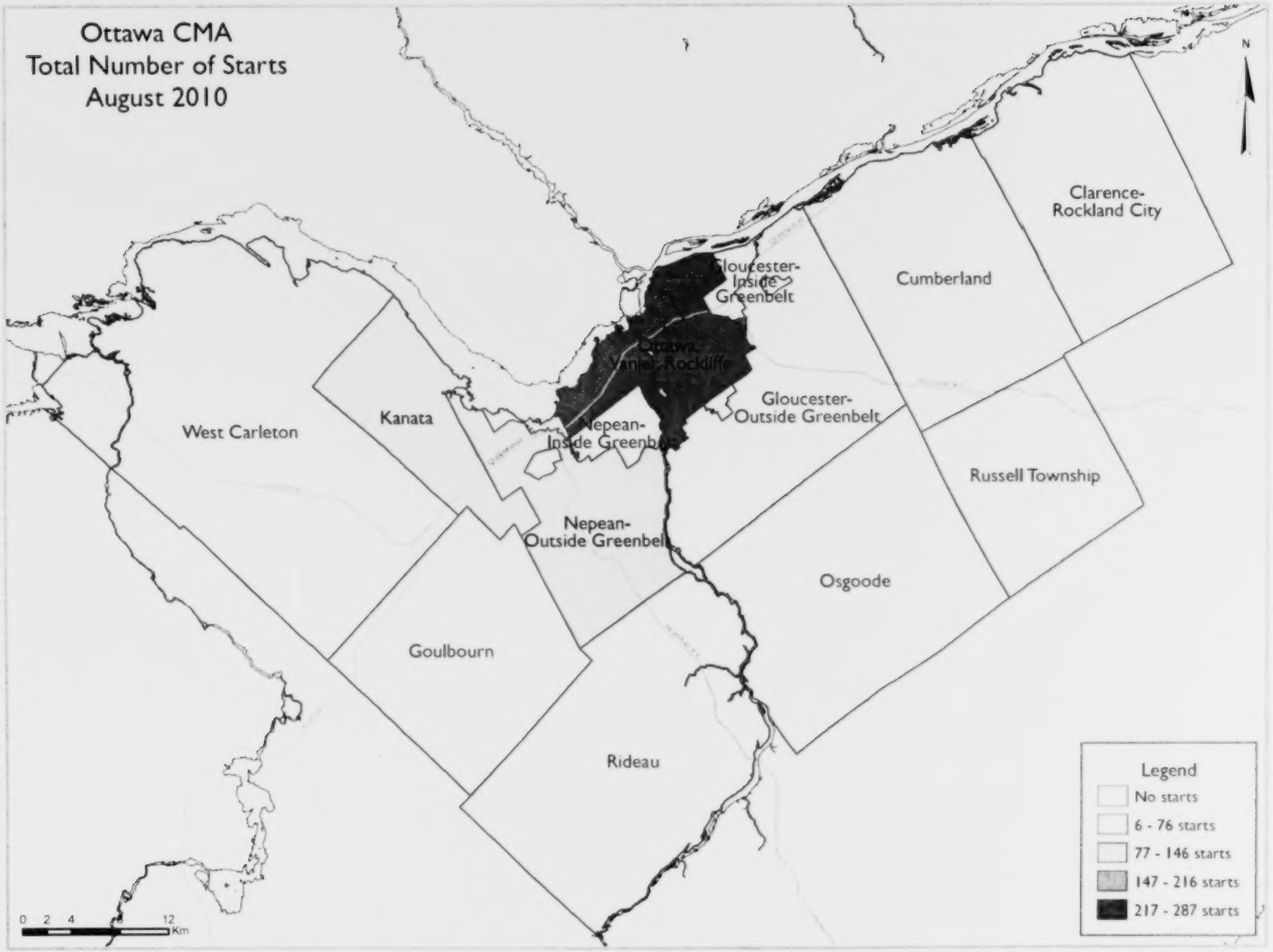

Ottawa CMA
Number of Starts (Multiples)
August 2010
Legend
No starts
4 - 71 starts
72 - 139 starts
140 - 207 starts
208 - 275 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12
Km

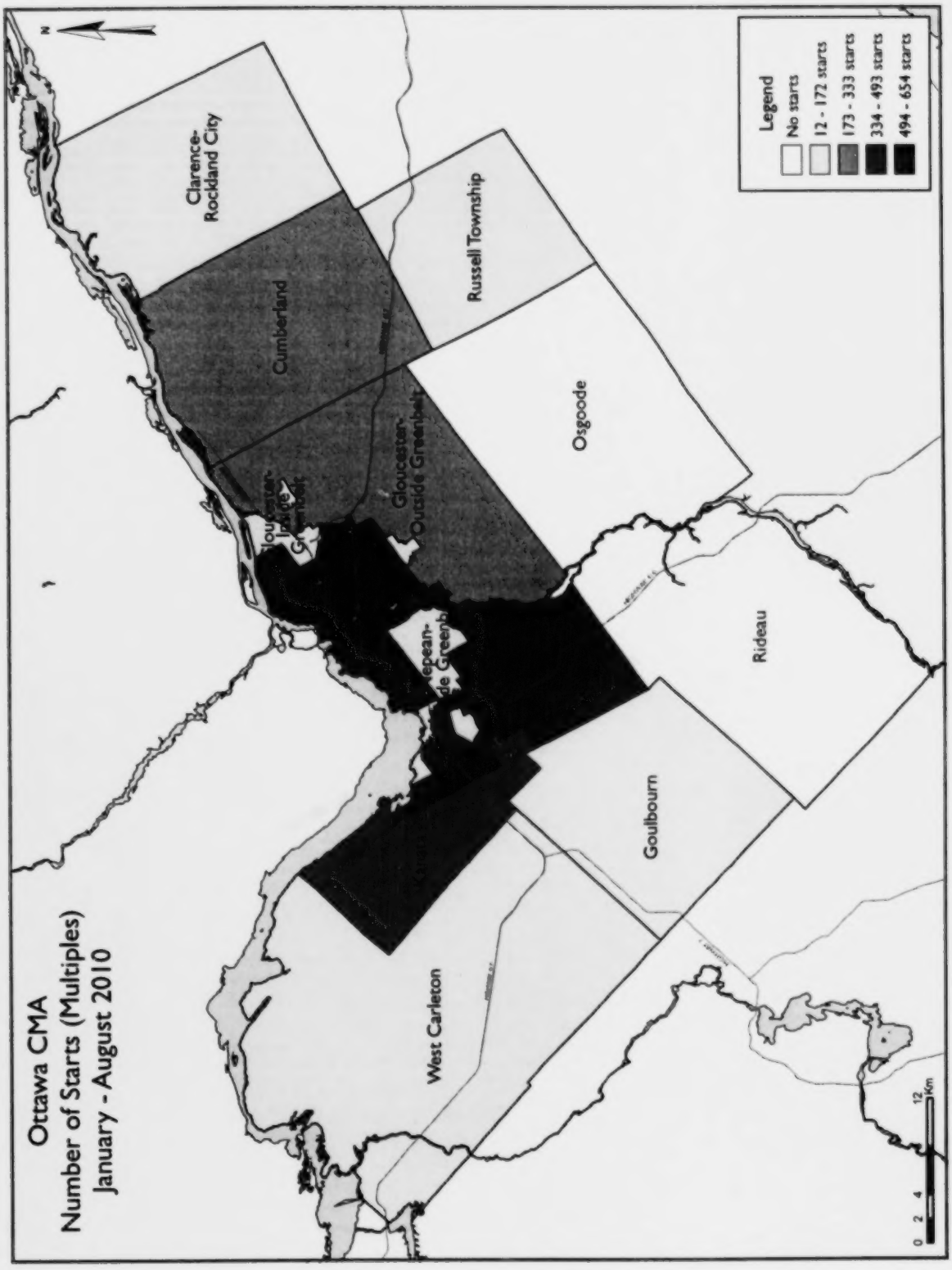

Ottawa CMA
Number of Starts (Multiples)
August 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
4 - 71 starts
72 - 139 starts
140 - 207 starts
208 - 275 starts
0 2 4 12
Km

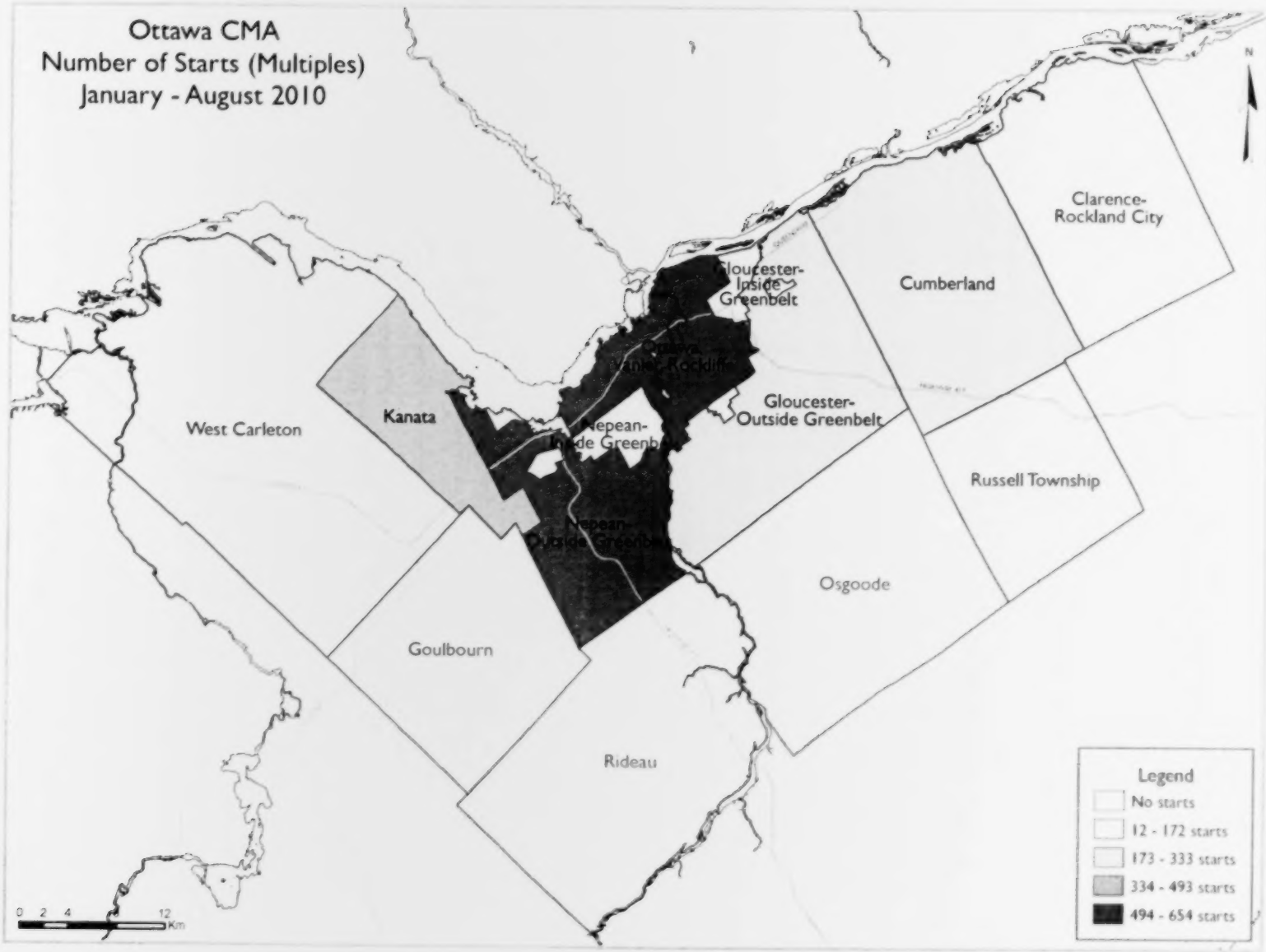

Ottawa CMA
Number of Starts (Singles)
August 2010
N
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
3 - 10 starts
11 - 17 starts
18 - 24 starts
25 - 32 starts
0 2 4 12
Km

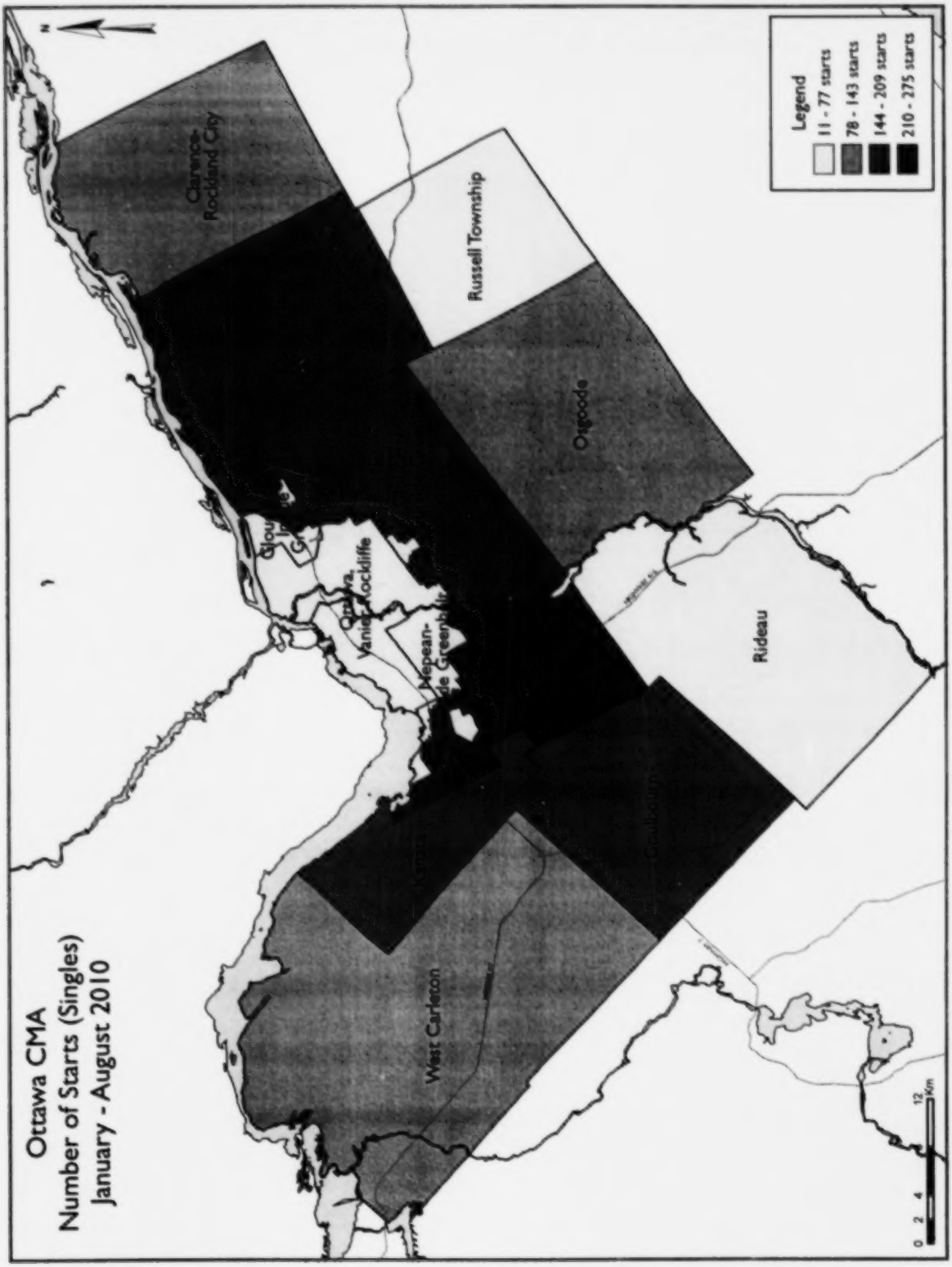

Ottawa CMA
Number of Starts (Singles)
August 2010
N
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
3 - 10 starts
11 - 17 starts
18 - 24 starts
25 - 32 starts
0 2 4 12
Km

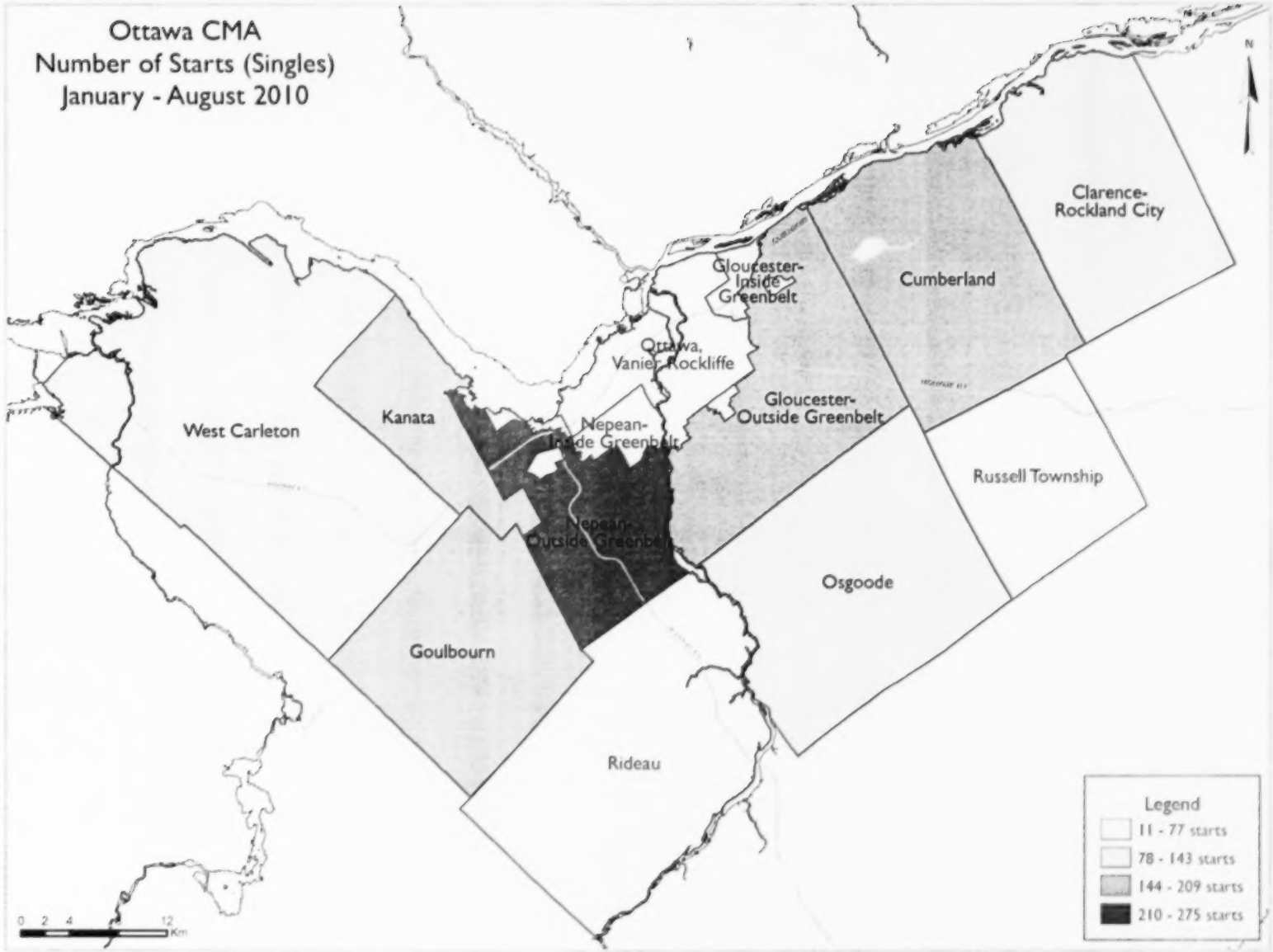

Ottawa CMA
Total Number of Starts
August 2010
N
Legend
No starts
6 - 76 starts
77 - 146 starts
147 - 216 starts
217 - 287 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12
Km

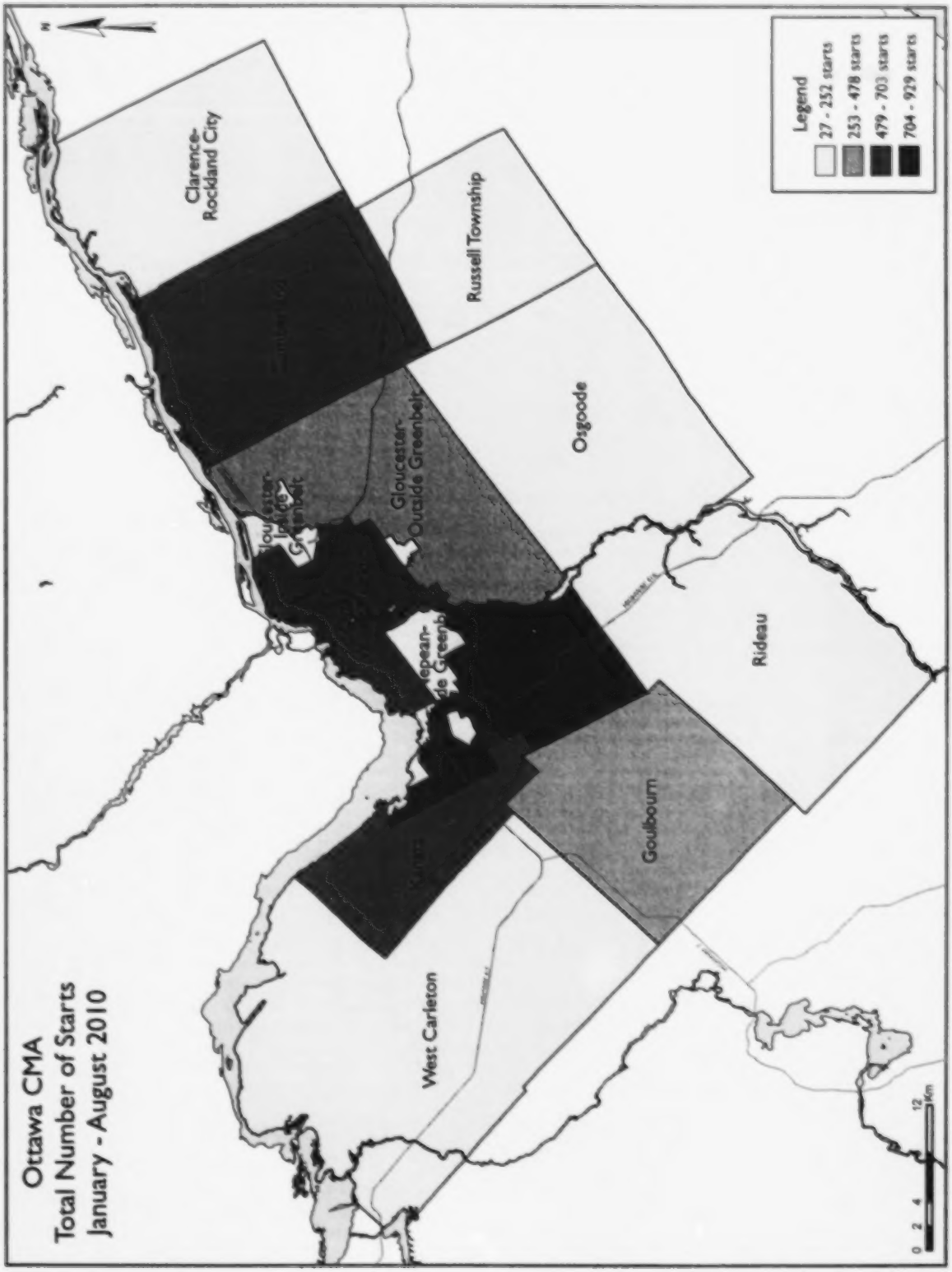

Ottawa CMA
Total Number of Starts
August 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa-
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
6 - 76 starts
77 - 146 starts
147 - 216 starts
217 - 287 starts

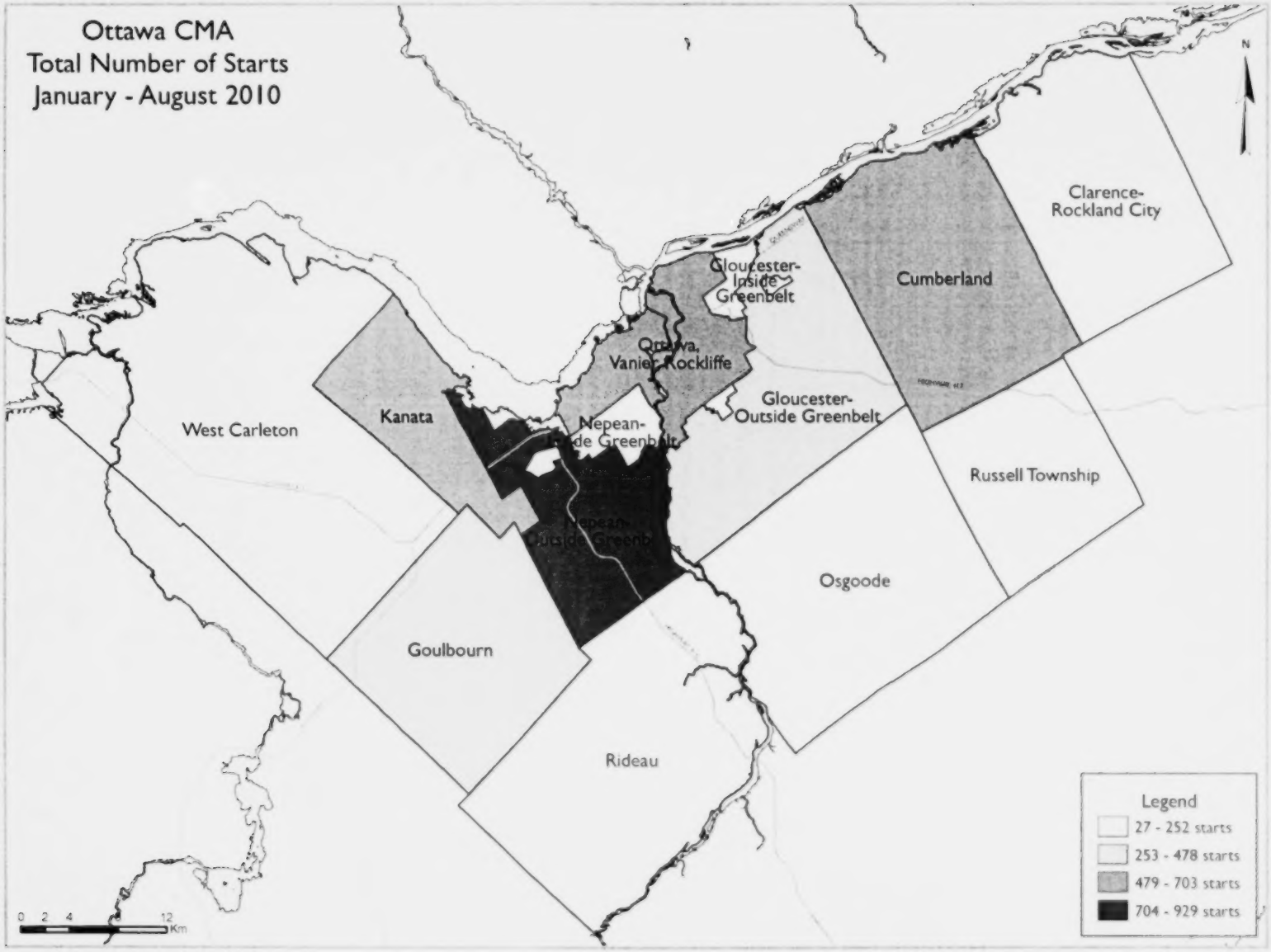

Ottawa CMA
Number of Starts (Multiples)
January - August 2010
Legend
No starts
12 - 172 starts
173 - 333 starts
334 - 493 starts
494 - 654 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
0 2 4 12 Km
N


Ottawa CMA
Number of Starts (Multiples)
January - August 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
12 - 172 starts
173 - 333 starts
334 - 493 starts
494 - 654 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - August 2010
Legend
11 - 77 starts
78 - 143 starts
144 - 209 starts
210 - 275 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - August 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
11 - 77 starts
78 - 143 starts
144 - 209 starts
210 - 275 starts


Ottawa CMA
Total Number of Starts
January - August 2010
Legend
27 - 252 starts
253 - 478 starts
479 - 703 starts
704 - 929 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Goulbourn
West Carleton
0 2 4 12 km


Ottawa CMA
Total Number of Starts
January - August 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Nepean-
Outside Greenb
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
27 - 252 starts
253 - 478 starts
479 - 703 starts
704 - 929 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	172	16	158	0	0	305	0	44	695
August 2009	222	20	175	0	0	0	5	0	422
% Change	-22.5	-20.0	-9.7	n/a	n/a	n/a	-100.0	n/a	64.7
Year-to-date 2010	1,506	222	1,333	0	16	947	9	66	4,099
Year-to-date 2009	1,407	149	995	0	0	484	10	65	3,110
% Change	7.0	49.0	34.0	n/a	n/a	95.7	-10.0	1.5	31.8
UNDER CONSTRUCTION									
August 2010	1,240	190	1,532	0	16	2,151	0	237	5,366
August 2009	1,415	168	1,073	0	18	1,673	16	215	4,578
% Change	-12.4	13.1	42.8	n/a	-11.1	28.6	-100.0	10.2	17.2
COMPLETIONS									
August 2010	219	30	274	0	0	87	0	0	610
August 2009	332	16	167	0	10	52	2	0	579
% Change	-34.0	87.5	64.1	n/a	-100.0	67.3	-100.0	n/a	5.4
Year-to-date 2010	1,886	238	1,303	0	18	709	45	26	4,225
Year-to-date 2009	1,862	141	1,271	0	10	719	6	86	4,095
% Change	1.3	68.8	2.5	n/a	80.0	-1.4	**	-69.8	3.2
COMPLETED & NOT ABSORBED									
August 2010	15	6	104	0	1	130	1	62	319
August 2009	25	22	114	0	11	160	1	23	356
% Change	-40.0	-72.7	-8.8	n/a	-90.9	-18.8	0.0	169.6	-10.4
ABSORBED									
August 2010	219	30	288	0	0	85	0	0	622
August 2009	333	19	173	0	0	55	4	4	588
% Change	-34.2	57.9	66.5	n/a	n/a	54.5	-100.0	-100.0	5.8
Year-to-date 2010	1,891	246	1,304	0	18	727	30	47	4,263
Year-to-date 2009	1,874	129	1,240	0	0	710	9	70	4,032
% Change	0.9	90.7	5.2	n/a	n/a	2.4	**	-32.9	5.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2010	137	12	158	0	0	305	0	0	612
August 2009	204	20	175	0	0	0	5	0	404
Ottawa, Vanier, Rockcliffe									
August 2010	12	4	8	0	0	263	0	0	287
August 2009	13	6	16	0	0	0	5	0	40
Nepean inside greenbelt									
August 2010	7	0	0	0	0	0	0	0	7
August 2009	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
August 2010	25	0	50	0	0	12	0	0	87
August 2009	35	2	45	0	0	0	0	0	82
Gloucester inside greenbelt									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	5	0	0	0	0	0	0	0	5
Gloucester outside greenbelt									
August 2010	11	4	14	0	0	0	0	0	29
August 2009	16	0	0	0	0	0	0	0	16
Kanata									
August 2010	22	4	53	0	0	30	0	0	109
August 2009	35	6	82	0	0	0	0	0	123
Cumberland									
August 2010	4	0	27	0	0	0	0	0	31
August 2009	37	0	19	0	0	0	0	0	56
Goulbourn									
August 2010	23	0	6	0	0	0	0	0	29
August 2009	19	6	0	0	0	0	0	0	25
West Carleton									
August 2010	14	0	0	0	0	0	0	0	14
August 2009	26	0	13	0	0	0	0	0	39
Rideau									
August 2010	6	0	0	0	0	0	0	0	6
August 2009	2	0	0	0	0	0	0	0	2
Osgoode									
August 2010	13	0	0	0	0	0	0	0	13
August 2009	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
August 2010	32	0	0	0	0	0	0	44	76
August 2009	14	0	0	0	0	0	0	0	14
Russell Township									
August 2010	3	4	0	0	0	0	0	0	7
August 2009	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
August 2010	172	16	158	0	0	305	0	44	695
August 2009	222	20	175	0	0	0	5	0	422

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2010	1,089	186	1,524	0	16	2,139	0	189	5,143
August 2009	1,313	158	1,066	0	18	1,639	14	211	4,419
Ottawa, Vanier, Rockcliffe									
August 2010	67	44	32	0	0	1,381	0	189	1,713
August 2009	81	48	94	0	0	1,234	14	78	1,549
Nepean inside greenbelt									
August 2010	11	0	36	0	0	57	0	0	104
August 2009	8	0	14	0	0	59	0	0	81
Nepean outside greenbelt									
August 2010	263	38	411	0	0	304	0	0	1,016
August 2009	460	6	305	0	0	101	0	0	872
Gloucester inside greenbelt									
August 2010	17	4	13	0	0	0	0	0	34
August 2009	18	6	14	0	0	0	0	0	38
Gloucester outside greenbelt									
August 2010	158	46	157	0	0	60	0	0	421
August 2009	144	30	122	0	18	108	0	0	422
Kanata									
August 2010	112	26	356	0	0	64	0	0	558
August 2009	149	24	258	0	0	0	0	133	564
Cumberland									
August 2010	106	4	347	0	16	249	0	0	722
August 2009	185	18	199	0	0	137	0	0	539
Goulbourn									
August 2010	154	24	137	0	0	24	0	0	339
August 2009	101	24	47	0	0	0	0	0	172
West Carleton									
August 2010	76	0	35	0	0	0	0	0	111
August 2009	74	0	13	0	0	0	0	0	87
Rideau									
August 2010	23	0	0	0	0	0	0	0	23
August 2009	26	0	0	0	0	0	0	0	26
Osgoode									
August 2010	102	0	0	0	0	0	0	0	102
August 2009	67	2	0	0	0	0	0	0	69
Clarence-Rockland City									
August 2010	124	0	8	0	0	12	0	44	188
August 2009	57	8	7	0	0	34	2	0	108
Russell Township									
August 2010	27	4	0	0	0	0	0	4	35
August 2009	45	2	0	0	0	0	0	4	51
Ottawa-Gatineau CMA (Ontario portion)									
August 2010	1,240	190	1,532	0	16	2,151	0	237	5,366
August 2009	1,415	168	1,073	0	18	1,673	16	215	4,578

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2010	194	26	274	0	0	87	0	0	581
August 2009	313	16	160	0	10	52	2	0	553
Ottawa, Vanier, Rockcliffe									
August 2010	14	6	39	0	0	63	0	0	122
August 2009	15	6	0	0	0	0	2	0	23
Nepean inside greenbelt									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
August 2010	40	6	86	0	0	24	0	0	156
August 2009	97	0	38	0	0	0	0	0	135
Gloucester inside greenbelt									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2010	26	14	14	0	0	0	0	0	54
August 2009	52	4	30	0	10	52	0	0	148
Kanata									
August 2010	32	0	40	0	0	0	0	0	72
August 2009	59	2	48	0	0	0	0	0	109
Cumberland									
August 2010	57	0	14	0	0	0	0	0	71
August 2009	28	0	44	0	0	0	0	0	72
Goulbourn									
August 2010	9	0	16	0	0	0	0	0	25
August 2009	20	4	0	0	0	0	0	0	24
West Carleton									
August 2010	4	0	65	0	0	0	0	0	69
August 2009	18	0	0	0	0	0	0	0	18
Rideau									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	3	0	0	0	0	0	0	0	3
Osgoode									
August 2010	8	0	0	0	0	0	0	0	8
August 2009	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
August 2010	15	0	0	0	0	0	0	0	15
August 2009	9	0	7	0	0	0	0	0	16
Russell Township									
August 2010	10	4	0	0	0	0	0	0	14
August 2009	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
August 2010	219	30	274	0	0	87	0	0	610
August 2009	332	16	167	0	10	52	2	0	579

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2010	14	6	104	0	1	118	1	62	306
August 2009	17	22	114	0	11	148	1	23	336
Ottawa, Vanier, Rockcliffe									
August 2010	0	3	5	0	0	91	0	0	99
August 2009	2	20	14	0	0	108	0	0	144
Nepean inside greenbelt									
August 2010	0	0	0	0	0	0	0	4	4
August 2009	0	0	2	0	0	13	0	23	38
Nepean outside greenbelt									
August 2010	2	1	22	0	1	17	1	0	44
August 2009	2	0	10	0	1	9	1	0	23
Gloucester inside greenbelt									
August 2010	1	0	1	0	0	5	0	0	7
August 2009	0	0	2	0	0	7	0	0	9
Gloucester outside greenbelt									
August 2010	6	1	16	0	0	5	0	0	28
August 2009	6	0	17	0	10	11	0	0	44
Kanata									
August 2010	2	0	22	0	0	0	0	58	82
August 2009	0	0	23	0	0	0	0	0	23
Cumberland									
August 2010	2	0	16	0	0	0	0	0	18
August 2009	2	0	32	0	0	0	0	0	34
Goulbourn									
August 2010	0	1	14	0	0	0	0	0	15
August 2009	0	2	11	0	0	0	0	0	13
West Carleton									
August 2010	0	0	8	0	0	0	0	0	8
August 2009	1	0	3	0	0	0	0	0	4
Rideau									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
Osgoode									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
August 2010	0	0	0	0	0	12	0	0	12
August 2009	0	0	0	0	0	12	0	0	12
Russell Township									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
August 2010	15	6	104	0	1	130	1	62	319
August 2009	25	22	114	0	11	160	1	23	356

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2010	194	26	288	0	0	85	0	0	593
August 2009	311	19	166	0	0	55	4	4	559
Ottawa, Vanier, Rockcliffe									
August 2010	14	6	53	0	0	60	0	0	133
August 2009	14	7	3	0	0	8	2	4	38
Nepean inside greenbelt									
August 2010	1	0	0	0	0	0	0	0	1
August 2009	4	0	0	0	0	5	0	0	9
Nepean outside greenbelt									
August 2010	40	6	84	0	0	25	0	0	155
August 2009	97	0	37	0	0	1	0	0	135
Gloucester inside greenbelt									
August 2010	0	0	0	0	0	0	0	0	0
August 2009	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2010	27	14	20	0	0	0	0	0	61
August 2009	49	4	30	0	0	41	2	0	126
Kanata									
August 2010	31	0	42	0	0	0	0	0	73
August 2009	59	2	57	0	0	0	0	0	118
Cumberland									
August 2010	57	0	15	0	0	0	0	0	72
August 2009	28	0	35	0	0	0	0	0	63
Goulbourn									
August 2010	9	0	14	0	0	0	0	0	23
August 2009	21	4	3	0	0	0	0	0	28
West Carleton									
August 2010	4	0	59	0	0	0	0	0	63
August 2009	18	0	1	0	0	0	0	0	19
Rideau									
August 2010	3	0	0	0	0	0	0	0	3
August 2009	3	0	0	0	0	0	0	0	3
Osgoode									
August 2010	8	0	1	0	0	0	0	0	9
August 2009	18	2	0	0	0	0	0	0	20
Clarence-Rockland City									
August 2010	15	0	0	0	0	0	0	0	15
August 2009	9	0	7	0	0	0	0	0	16
Russell Township									
August 2010	10	4	0	0	0	0	0	0	14
August 2009	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
August 2010	219	30	288	0	0	85	0	0	622
August 2009	333	19	173	0	0	55	4	4	588

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Ottawa City	137	204	12	20	158	180	305	0	612	404	51.5
Ottawa, Vanier, Rockcliffe	12	13	4	6	8	21	263	0	287	40	**
Nepean inside greenbelt	7	2	0	0	0	0	0	0	7	2	**
Nepean outside greenbelt	25	35	0	2	50	45	12	0	87	82	6.1
Gloucester inside greenbelt	0	5	0	0	0	0	0	0	0	5	-100.0
Gloucester outside greenbelt	11	16	4	0	14	0	0	0	29	16	81.3
Kanata	22	35	4	6	53	82	30	0	109	123	-11.4
Cumberland	4	37	0	0	27	19	0	0	31	56	-44.6
Goulbourn	23	19	0	6	6	0	0	0	29	25	16.0
West Carleton	14	26	0	0	0	13	0	0	14	39	-64.1
Rideau	6	2	0	0	0	0	0	0	6	2	200.0
Osgoode	13	14	0	0	0	0	0	0	13	14	-7.1
Clarence-Rockland City	32	14	0	0	0	0	44	0	76	14	**
Russell Township	3	4	4	0	0	0	0	0	7	4	75.0
Ottawa-Gatineau CMA (Ontario Portion)	172	222	16	20	158	180	349	0	695	422	64.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,324	1,288	218	136	1,315	971	970	563	3,827	2,958	29.4
Ottawa, Vanier, Rockcliffe	65	65	54	40	35	91	544	404	698	600	16.3
Nepean inside greenbelt	12	8	0	0	24	0	12	0	48	8	**
Nepean outside greenbelt	275	443	38	4	376	292	240	57	929	796	16.7
Gloucester inside greenbelt	11	17	6	4	10	14	0	0	27	35	-22.9
Gloucester outside greenbelt	192	169	66	30	143	99	46	74	447	372	20.2
Kanata	158	136	26	14	321	196	64	0	569	346	64.5
Cumberland	208	214	4	18	279	229	40	24	531	485	9.5
Goulbourn	171	90	24	22	92	37	24	4	311	153	103.3
West Carleton	85	67	0	0	35	13	0	0	120	80	50.0
Rideau	27	16	0	0	0	0	0	0	27	16	68.8
Osgoode	120	63	0	4	0	0	0	0	120	67	79.1
Clarence-Rockland City	142	64	0	8	22	14	56	0	220	86	155.8
Russell Township	40	55	4	7	4	0	4	4	52	66	-21.2
Ottawa-Gatineau CMA (Ontario Portion)	1,506	1,407	222	151	1,341	985	1,030	567	4,099	3,110	31.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Ottawa City	158	175	0	5	305	0	0	0
Ottawa, Vanier, Rockcliffe	8	16	0	5	263	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	50	45	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	0	0	0	0	0	0	0
Kanata	53	82	0	0	30	0	0	0
Cumberland	27	19	0	0	0	0	0	0
Goulbourn	6	0	0	0	0	0	0	0
West Carleton	0	13	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	44	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	**158**	**175**	**0**	**5**	**305**	**0**	**44**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,310	963	5	8	952	502	18	61
Ottawa, Vanier, Rockcliffe	30	83	5	8	526	343	18	61
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	376	292	0	0	240	57	0	0
Gloucester inside greenbelt	10	14	0	0	0	0	0	0
Gloucester outside greenbelt	143	99	0	0	46	74	0	0
Kanata	321	196	0	0	64	0	0	0
Cumberland	279	229	0	0	40	24	0	0
Goulbourn	92	37	0	0	24	4	0	0
West Carleton	35	13	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	14	0	0	12	0	44	0
Russell Township	0	0	4	0	0	0	4	4
Ottawa-Gatineau CMA (Ontario Portion)	**1,332**	**977**	**9**	**8**	**964**	**502**	**66**	**65**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Ottawa City	307	399	305	0	0	5	612	404
Ottawa, Vanier, Rockcliffe	24	35	263	0	0	5	287	40
Nepean inside greenbelt	7	2	0	0	0	0	7	2
Nepean outside greenbelt	75	82	12	0	0	0	87	82
Gloucester inside greenbelt	0	5	0	0	0	0	0	5
Gloucester outside greenbelt	29	16	0	0	0	0	29	16
Kanata	79	123	30	0	0	0	109	123
Cumberland	31	56	0	0	0	0	31	56
Goulbourn	29	25	0	0	0	0	29	25
West Carleton	14	39	0	0	0	0	14	39
Rideau	6	2	0	0	0	0	6	2
Osgoode	13	14	0	0	0	0	13	14
Clarence-Rockland City	32	14	0	0	44	0	76	14
Russell Township	7	4	0	0	0	0	7	4
Ottawa-Gatineau CMA (Ontario Portion)	346	417	305	0	44	5	695	422

Table 2.5: Starts by Submarket and by Intended Market January - August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	2,853	2,405	951	484	23	69	3,827	2,958
Ottawa, Vanier, Rockcliffe	154	188	521	343	23	69	698	600
Nepean inside greenbelt	36	8	12	0	0	0	48	8
Nepean outside greenbelt	689	739	240	57	0	0	929	796
Gloucester inside greenbelt	27	35	0	0	0	0	27	35
Gloucester outside greenbelt	413	312	34	60	0	0	447	372
Kanata	505	346	64	0	0	0	569	346
Cumberland	475	461	56	24	0	0	531	485
Goulbourn	287	153	24	0	0	0	311	153
West Carleton	120	80	0	0	0	0	120	80
Rideau	27	16	0	0	0	0	27	16
Osgoode	120	67	0	0	0	0	120	67
Clarence-Rockland City	164	84	12	0	44	2	220	86
Russell Township	44	62	0	0	8	4	52	66
Ottawa-Gatineau CMA (Ontario Portion)	3,061	2,551	963	484	75	75	4,099	3,110

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Ottawa City	194	313	26	18	271	170	90	52	581	553	5.1
Ottawa, Vanier, Rockcliffe	14	15	6	8	36	0	66	0	122	23	**
Nepean inside greenbelt	1	4	0	0	0	0	0	0	1	4	-75.0
Nepean outside greenbelt	40	97	6	0	86	38	24	0	156	135	15.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	26	52	14	4	14	40	0	52	54	148	-63.5
Kanata	32	59	0	2	40	48	0	0	72	109	-33.9
Cumberland	57	28	0	0	14	44	0	0	71	72	-1.4
Goulbourn	9	20	0	4	16	0	0	0	25	24	4.2
West Carleton	4	18	0	0	65	0	0	0	69	18	**
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	8	17	0	0	0	0	0	0	8	17	-52.9
Clarence-Rockland City	15	9	0	0	0	7	0	0	15	16	-6.3
Russell Township	10	10	4	0	0	0	0	0	14	10	40.0
Ottawa-Gatineau CMA (Ontario Portion)	219	332	30	18	271	177	90	52	610	579	5.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,736	1,732	240	135	1,314	1,269	704	804	3,994	3,940	1.4
Ottawa, Vanier, Rockcliffe	93	68	80	69	154	95	491	309	818	541	51.2
Nepean inside greenbelt	9	10	2	2	0	29	0	283	11	324	-96.6
Nepean outside greenbelt	445	496	20	4	364	217	89	48	918	765	20.0
Gloucester inside greenbelt	10	17	12	0	14	45	0	10	36	72	-50.0
Gloucester outside greenbelt	220	179	56	8	128	164	68	74	472	425	11.1
Kanata	242	253	40	8	361	311	0	0	643	572	12.4
Cumberland	315	257	8	2	124	216	56	32	503	507	-0.8
Goulbourn	175	236	16	36	83	98	0	48	274	418	-34.4
West Carleton	113	96	2	0	82	94	0	0	197	190	3.7
Rideau	30	19	0	0	0	0	0	0	30	19	57.9
Osgoode	84	101	4	6	4	0	0	0	92	107	-14.0
Clarence-Rockland City	117	68	4	2	29	7	34	0	184	77	139.0
Russell Township	33	62	6	7	8	0	0	9	47	78	-39.7
Ottawa-Gatineau CMA (Ontario Portion)	1,886	1,862	250	144	1,351	1,276	738	813	4,225	4,095	3.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Ottawa City	271	170	0	0	90	52	0	0
Ottawa, Vanier, Rockcliffe	36	0	0	0	66	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	86	38	0	0	24	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	40	0	0	0	52	0	0
Kanata	40	48	0	0	0	0	0	0
Cumberland	14	44	0	0	0	0	0	0
Goulbourn	16	0	0	0	0	0	0	0
West Carleton	65	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	7	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	271	177	0	0	90	52	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,289	1,266	25	3	678	727	26	77
Ottawa, Vanier, Rockcliffe	145	92	9	3	465	301	26	8
Nepean inside greenbelt	0	29	0	0	0	214	0	69
Nepean outside greenbelt	364	217	0	0	89	48	0	0
Gloucester inside greenbelt	14	45	0	0	0	10	0	0
Gloucester outside greenbelt	128	164	0	0	68	74	0	0
Kanata	361	311	0	0	0	0	0	0
Cumberland	108	216	16	0	56	32	0	0
Goulbourn	83	98	0	0	0	48	0	0
West Carleton	82	94	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	29	7	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	1,318	1,273	33	3	712	727	26	86

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Ottawa City	494	489	87	62	0	2	581	553
Ottawa, Vanier, Rockcliffe	59	21	63	0	0	2	122	23
Nepean inside greenbelt	1	4	0	0	0	0	1	4
Nepean outside greenbelt	132	135	24	0	0	0	156	135
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	54	86	0	62	0	0	54	148
Kanata	72	109	0	0	0	0	72	109
Cumberland	71	72	0	0	0	0	71	72
Goulbourn	25	24	0	0	0	0	25	24
West Carleton	69	18	0	0	0	0	69	18
Rideau	3	3	0	0	0	0	3	3
Osgoode	8	17	0	0	0	0	8	17
Clarence-Rockland City	15	16	0	0	0	0	15	16
Russell Township	14	10	0	0	0	0	14	10
Ottawa-Gatineau CMA (Ontario Portion)	523	515	87	62	0	2	610	579

Table 3.5: Completions by Submarket and by Intended Market
January - August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	3,240	3,129	693	729	61	82	3,994	3,940
Ottawa, Vanier, Rockcliffe	315	235	462	293	41	13	818	541
Nepean inside greenbelt	11	41	0	214	0	69	11	324
Nepean outside greenbelt	829	717	89	48	0	0	918	765
Gloucester inside greenbelt	36	62	0	10	0	0	36	72
Gloucester outside greenbelt	384	341	86	84	2	0	472	425
Kanata	643	572	0	0	0	0	643	572
Cumberland	431	475	56	32	16	0	503	507
Goulbourn	274	370	0	48	0	0	274	418
West Carleton	195	190	0	0	2	0	197	190
Rideau	30	19	0	0	0	0	30	19
Osgoode	92	107	0	0	0	0	92	107
Clarence-Rockland City	148	77	34	0	2	0	184	77
Russell Township	39	68	0	0	8	10	47	78
Ottawa-Gatineau CMA (Ontario Portion)	3,427	3,274	727	729	71	92	4,225	4,095

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2010	0	0.0	0	0.0	68	40.0	73	42.9	29	17.1	170	421,400	436,971
August 2009	2	0.7	28	10.4	128	47.4	83	30.7	29	10.7	270	386,500	410,734
Year-to-date 2010	9	0.6	63	4.3	528	36.4	564	38.9	286	19.7	1,450	420,990	434,000
Year-to-date 2009	16	1.0	146	8.7	815	48.7	470	28.1	228	13.6	1,675	385,900	417,352
Ottawa, Vanier, Rockcliffe													
August 2010	0	0.0	0	0.0	0	0.0	7	70.0	3	30.0	10	498,900	508,810
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	772,600	848,100
Year-to-date 2010	0	0.0	0	0.0	2	5.0	12	30.0	26	65.0	40	607,450	599,905
Year-to-date 2009	0	0.0	0	0.0	2	3.5	8	14.0	47	82.5	57	750,000	815,781
Nepean inside greenbelt													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Nepean outside greenbelt													
August 2010	0	0.0	0	0.0	16	40.0	18	45.0	6	15.0	40	414,390	431,024
August 2009	0	0.0	21	22.1	44	46.3	27	28.4	3	3.2	95	349,990	364,554
Year-to-date 2010	1	0.2	26	5.9	169	38.6	171	39.0	71	16.2	438	415,400	418,379
Year-to-date 2009	0	0.0	60	12.1	276	55.9	138	27.9	20	4.0	494	374,990	381,224
Gloucester inside greenbelt													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Gloucester outside greenbelt													
August 2010	0	0.0	0	0.0	1	3.7	19	70.4	7	25.9	27	445,900	469,456
August 2009	0	0.0	1	2.3	29	65.9	13	29.5	1	2.3	44	390,400	395,641
Year-to-date 2010	0	0.0	1	0.5	50	24.4	100	48.8	54	26.3	205	454,900	461,646
Year-to-date 2009	0	0.0	5	2.9	92	53.5	57	33.1	18	10.5	172	394,200	417,205
Kanata													
August 2010	0	0.0	0	0.0	15	50.0	11	36.7	4	13.3	30	400,950	418,940
August 2009	0	0.0	5	8.9	28	50.0	17	30.4	6	10.7	56	370,900	396,187
Year-to-date 2010	0	0.0	10	4.4	104	45.8	69	30.4	44	19.4	227	399,928	430,356
Year-to-date 2009	0	0.0	8	3.2	127	51.4	81	32.8	31	12.6	247	389,900	411,969
Cumberland													
August 2010	0	0.0	0	0.0	32	65.3	13	26.5	4	8.2	49	376,685	397,275
August 2009	2	8.0	1	4.0	14	56.0	6	24.0	2	8.0	25	375,900	370,212
Year-to-date 2010	1	0.3	22	7.3	144	47.7	107	35.4	28	9.3	302	390,400	396,033
Year-to-date 2009	3	1.1	23	8.8	165	63.0	60	22.9	11	4.2	262	370,900	375,361
Goulbourn													
August 2010	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
August 2009	0	0.0	0	0.0	9	45.0	11	55.0	0	0.0	20	422,900	407,700
Year-to-date 2010	2	1.2	3	1.9	37	23.0	92	57.1	27	16.8	161	430,649	444,879
Year-to-date 2009	4	1.7	35	15.1	116	50.0	60	25.9	17	7.3	232	362,695	381,487

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 2009	0	0.0	0	0.0	1	11.1	4	44.4	4	44.4	9	--	--
Year-to-date 2010	5	10.2	1	2.0	19	38.8	7	14.3	17	34.7	49	399,990	448,529
Year-to-date 2009	0	0.0	6	7.2	13	15.7	25	30.1	39	47.0	83	480,000	524,902
Rideau													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	4	23.5	1	5.9	4	23.5	6	35.3	2	11.8	17	395,000	377,529
Osgoode													
August 2010	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
August 2009	0	0.0	0	0.0	2	22.2	5	55.6	2	22.2	9	--	--
Year-to-date 2010	0	0.0	0	0.0	3	18.8	5	31.3	8	50.0	16	504,950	581,975
Year-to-date 2009	5	5.6	8	9.0	15	16.9	26	29.2	35	39.3	89	445,000	480,206
Clarence-Rockland City													
August 2010	1	9.1	6	54.5	4	36.4	0	0.0	0	0.0	11	286,000	289,446
August 2009	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	19	20.4	33	35.5	35	37.6	6	6.5	0	0.0	93	289,900	298,836
Year-to-date 2009	20	35.1	16	28.1	16	28.1	3	5.3	2	3.5	57	264,900	292,504
Russell Township													
August 2010	0	0.0	0	0.0	9	90.0	1	10.0	0	0.0	10	363,890	365,693
August 2009	1	8.3	4	33.3	6	50.0	1	8.3	0	0.0	12	316,138	319,390
Year-to-date 2010	0	0.0	7	24.1	19	65.5	3	10.3	0	0.0	29	357,900	343,583
Year-to-date 2009	9	17.6	18	35.3	20	39.2	4	7.8	0	0.0	51	298,900	309,683
Ottawa-Gatineau CMA (Ontario portion)													
August 2010	1	0.5	6	3.1	81	42.4	74	38.7	29	15.2	191	414,390	424,743
August 2009	4	1.4	33	11.5	136	47.6	84	29.4	29	10.1	286	382,644	405,005
Year-to-date 2010	28	1.8	103	6.6	582	37.0	573	36.5	286	18.2	1,572	413,700	424,335
Year-to-date 2009	45	2.5	180	10.1	851	47.7	477	26.8	230	12.9	1,783	382,900	410,281

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2010						
Submarket	**Aug 2010**	**Aug 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Ottawa City	436,971	410,734	6.4	434,000	417,352	4.0
Ottawa, Vanier, Rockcliffe	508,810	848,100	-40.0	599,905	815,781	-26.5
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	431,024	364,554	18.2	418,379	381,224	9.7
Gloucester inside greenbelt	--	--	n/a	--	482,781	n/a
Gloucester outside greenbelt	469,456	395,641	18.7	461,646	417,205	10.7
Kanata	418,940	396,187	5.7	430,356	411,969	4.5
Cumberland	397,275	370,212	7.3	396,033	375,361	5.5
Goulbourn	--	407,700	n/a	444,879	381,487	16.6
West Carleton	--	--	n/a	448,529	524,902	-14.5
Rideau	--	--	n/a	--	377,529	n/a
Osgoode	--	--	n/a	581,975	480,206	21.2
Clarence-Rockland City	289,446	--	n/a	298,836	292,504	2.2
Russell Township	365,693	319,390	14.5	343,583	309,683	10.9
Ottawa-Gatineau CMA (Ontario Portion)	424,743	405,005	4.9	424,335	410,281	3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
August 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,429	3,049	2,236	63.9	333,854	11.8	322,870
	May	1,713	-13.9	1,021	2,823	2,094	48.8	334,360	6.8	376,821
	June	1,633	-14.6	1,126	2,700	2,203	51.1	328,238	6.6	320,233
	July	1,159	-27.1	971	1,962	1,994	48.7	322,342	7.2	333,262
	August	1,130	-7.9	1,081	1,879	1,962	55.1	322,281	2.3	323,751
	September									
	October									
	November									
	December									
	Q2 2009	5,510	5.9		7,337			306,963	3.4	
	Q2 2010	5,200	-5.6		8,572			332,257	8.2	
	YTD 2009	10,830	2.4		16,791			301,684	3.3	
	YTD 2010	10,862	0.3		18,627			328,013	8.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99	176.7	116.4	507	6.0	73.3	981
	June	633	3.60	5.89	177.6	116.1	513	5.9	74.0	990
	July	627	3.50	5.79	177.6	117.2	513	6.3	74.3	992
	August	604	3.30	5.39		117.1	509	6.8	73.9	999
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

CMHC Housing Outlook Sessions

YOUR GUIDE TO THE LOCAL MARKET FOR 2011

Join us this November for the housing forecasts that will inform your business strategy in 2011.

CMHC's Housing Outlook sessions offer you access to the most extensive housing research network in Canada.

"I recommend this to all stakeholders looking for a competitive advantage."

John W. Herbert
Executive Director,
Greater Ottawa Home Builders' Association

To register, or for more information, please call 1-800-668-2642 or visit:

www.cmhc.ca/conferenceregistration

Kitchener, November 2
9 a.m. – 11:15 a.m.
Holiday Inn

Toronto, November 3
8:30 a.m. – noon
Metro Toronto Convention Centre

Hamilton, November 10
9 a.m. – 11:15 a.m.
Royal Botanical Gardens

Ottawa, November 16
8:30 a.m. – noon
Hampton Inn

London, November 18
9 a.m. – 11:15 a.m.
Four Points Sheraton Hotel

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Affordable Housing Matters!

Looking for affordable housing ideas? These personal accounts demonstrate the positive impact that affordable housing solutions have made in the lives of Canadians. Read them and you may become inspired to get involved in affordable housing projects in your community!

64187_2010_M09